

In re:
Constantina Limberiou
Debtor

Case No. 22-11038-pmm
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Oct 04, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 06, 2022:

Recip ID	Recipient Name and Address
db	+ Constantina Limberiou, 520 Frontier Avenue, Reading, PA 19601-1146

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+ Email/Text: taxclaim@countyofberks.com	Oct 05 2022 00:01:00	Tax Claim Bureau, 633 Court Street, Second Floor, Reading, PA 19601-4300
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Oct 05 2022 00:01:00	U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404

TOTAL: 2

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 06, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 4, 2022 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor The Bank of New York Mellon as Trustee for the ABFS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2 bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
DAVE P. ADAMS	on behalf of U.S. Trustee United States Trustee dave.p.adams@usdoj.gov

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HARRY B. REESE

on behalf of Creditor Community Loan Servicing LLC bankruptcy@powerskirm.com

JILL MANUEL-COUGHILIN

on behalf of Creditor Community Loan Servicing LLC bankruptcy@powerskirm.com

JOSEPH T. BAMBRICK, JR.

on behalf of Debtor Constantina Limberiou NOIJTB@juno.com

LYNN E. FELDMAN

on behalf of Trustee LYNN E. FELDMAN trustee.feldman@rcn.com lfeldman@ecf.axosfs.com

LYNN E. FELDMAN

trustee.feldman@rcn.com lfeldman@ecf.axosfs.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 8

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Constantina Limberiou Debtor COMMUNITY LOAN SERVICING, LLC Movant v. Constantina Limberiou and Lynn E. Feldman, Esquire Respondents	Case No. 22-11038-pmm ORDER GRANTING RELIEF FROM STAY
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AND NOW, on this 4th day of October, 2022, upon consideration of Movant Community Loan Servicing, LLC's Motion for Relief under 11 U.S.C. §§ 362(d)(1) and (d)(4), and any response thereto, and for good cause shown, it is hereby **ORDERED** that the automatic stay of 11 U.S.C. §362(a) is modified to permit Community Loan Servicing, LLC and/or its successors and assigns to obtain all other Relief available under the Note, Mortgage, and applicable Non-Bankruptcy law with respect to the property located at 2017 Bernville Road, Reading, PA 19601 (the "Property"), and that:

1. the 14 day stay under Rule 4001(a)(3) shall not apply, and Movant is authorized to immediately proceed with foreclosure and all other relief available under applicable Non-Bankruptcy law;
2. Movant shall not be required to send and/or file the Notice required by Federal Rule of Bankruptcy Procedure 3002.1; and
3. Movant shall have the continuing authority to contact the Debtor directly to determine intent regarding the Property and/or to verify its vacancy.

It is further **ORDERED** that Movant's request for in rem relief under § 362(d)(4) is hereby GRANTED; and for a period of two (2) years from the Date of this Order, a bar is hereby imposed, precluding:

- 1 any further bankruptcy filings by Debtor without prior leave of Court; and

- 2 the imposition of a stay by Debtor and her successor(s), assign(s), co-debtor(s), and/or any other occupant of the Property with respect to the Property and any action by Movant or its successor(s) or assign(s) (including any third-party acquiring the Property at sheriff's sale)—taken in connection with any legal or consensual actions necessary to foreclose, obtain possession, or obtain, confirm, or convey title to the subject Property

It is further ORDERED that the Recorder of Deeds for Berks County, Pennsylvania shall accept a copy of this Order for recording, which shall thenceforth be binding in any bankruptcy case filed within (2) years after the entry of this Order pursuant to 11 U.S.C. §362(d)(4).

It is further **ORDERED** that the relief granted by this Order shall survive the dismissal or conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

Date: October 4, 2022



United States Bankruptcy Judge

Interested Parties:

Constantina Limberiou
520 Frontier Avenue
Reading, PA 19601

Joseph T. Bambrick, Jr.
529 Reading Avenue
Suite K,
West Reading, PA 19611
Attorney for Debtor

Lynne E. Feldman, Esquire
1234 Market Street, Suite 1813
Philadelphia, PA 19107
Trustee

Jill Manuel-Coughlin, Esquire
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053
Attorney for Movant